

MPG

funds
management

forecast income of

7%¹ pa
paid quarterly

MPG Regional Cities Property Trust

now open for investment

**Looking for
sustainable
income with the
potential for
capital growth?**

- ✓ 8 initial properties 100% leased
- ✓ predominantly government tenants
- ✓ only \$10,000 minimum investment
- ✓ high levels of tax deferred income in initial years

Opportunity to invest in a diversified portfolio of social infrastructure located in some of Australia's fastest growing regional cities



INITIAL PORTFOLIO



APVMA BUILDING - ARMIDALE

UNDER CONSTRUCTION²

Address	91 Beardy St, Armidale NSW
Tenants	Australian Pesticides and Veterinary Medicine Authority (APVMA) - Commonwealth Government Department of Human Services (DHS) - Commonwealth Government
NLA	2,745 sqm
Valuation	\$15,895,000
WALE	APVMA 15 years DHS 10 years from completion of building
Portfolio weighting	24%



THE EPA OFFICE - TRARALGON

Address	8-12 Seymour St, Traralgon Vic
Tenants	Environment Protection Authority - Victorian State Government Department of Health and Human Services - Victorian State Government Arriba Cantina restaurant
NLA	2,619 sqm
Valuation	\$11,973,000
WALE	6.51 years
Portfolio weighting	18%



96-98 PALL MALL - BENDIGO

Address	96-98 Pall Mall, Bendigo Vic
Tenants	Centre for Non Violence Honeyeaters Hair Zambreros
NLA	1,448 sqm
Valuation	\$6,400,000
WALE	5.38 years
Portfolio weighting	10%



GROVEDALE CHILDCARE CENTRE - GEELONG

Address	136-142 Bailey St, Grovedale, Geelong Vic
Tenants	United Children Childcare and Kindergarten
NLA	713 sqm
Valuation	\$5,900,000
WALE	13.60 years
Portfolio weighting	9%

Disclaimer: An investment in the MPG Regional Cities Property Trust (the Trust) may only proceed on an application form attached to the Product Disclosure Statement (PDS) dated 17 September 2018 issued by MPG Funds Management (MPG) AFSL No 227 114. This brochure is general product advice only and has been prepared without taking into account your personal circumstances, objectives, financial situation or needs. In deciding whether to invest in the Trust you should consider and read carefully the PDS and consider seeking the advice of a licensed financial adviser before making an investment decision. Your investment may be subject to investment risk. Neither MPG nor any member of the MPG Group guarantees the return on your investment, or the gain or repayment of capital. Your investment does not represent deposits or other liabilities of the MPG Group.

INITIAL PORTFOLIO



CENTRELINK AND MEDICARE OFFICES, NEWCASTLE

Address	70 Robert St, Wallsend, Newcastle NSW
Tenants	Centrelink Medicare - Commonwealth Government
NLA	1,204 sqm
Valuation	\$6,000,000
WALE	3.65 years
Portfolio weighting	9%



CENTRELINK AND MEDICARE OFFICES, HERVEY BAY

Address	6-10 Hunter St Pialba, Hervey Bay Qld
Tenants	Centrelink Medicare - Commonwealth Government
NLA	1,097 sqm
Valuation	\$4,200,000
WALE	4.83 years
Portfolio weighting	6%



CENTRELINK AND MEDICARE OFFICES, MARYBOROUGH

Address	207-215 Lennox St, Maryborough Qld
Tenants	Centrelink Medicare - Commonwealth Government
NLA	964 sqm
Valuation	\$3,850,000
WALE	4.60 years
Portfolio weighting	6%



CENTRELINK AND MEDICARE OFFICES, ECHUCA

Address	69 Heygarth St, Echuca Vic
Tenants	Centrelink Medicare - Commonwealth Government
NLA	970 sqm
Valuation	\$3,850,000
WALE	4.25 years
Portfolio weighting	6%

Portfolio weighting of 12% in unit holdings in the MPG Retail Brands Property Trust which will be sold down in future periods.

¹ Please see the PDS for important information on all financial forecasts (which are not guaranteed to occur)

² This image is an early artist impression and may differ from the development at completion

Features and Benefits

An initial portfolio of eight regional properties

Attractive regular tax-advantaged returns – Forecast initial yield of 7.00%¹ pa to be paid quarterly. Depreciation and building allowances allow a high proportion of this income to be tax-advantaged.

Social infrastructure (predominantly government) tenants – The initial portfolio contains eight properties in the social infrastructure sector (82% leased to government tenants by gross income) comprised mainly of: Civic (government agencies, training and counselling) and Education (childcare).

Potential for capital growth – Long term population growth for many of the regions augur well for future price appreciation.

Moderate gearing – Anticipated to be 45% of gross assets.

Defined exit strategy – The Trust has a defined exit strategy at 7 years.

Experienced manager with a proven track record – MPG Funds Management Ltd, The Responsible Entity, has significant commercial property investment, management and development experience.

Reduced capital volatility – Australian direct property has historically experienced lower volatility than listed Australian and international shares and REITs.

Risks

The risks are typical of those that would apply to investments in real property and in units in property trusts. Key risks are outlined in the PDS.

Target Investors

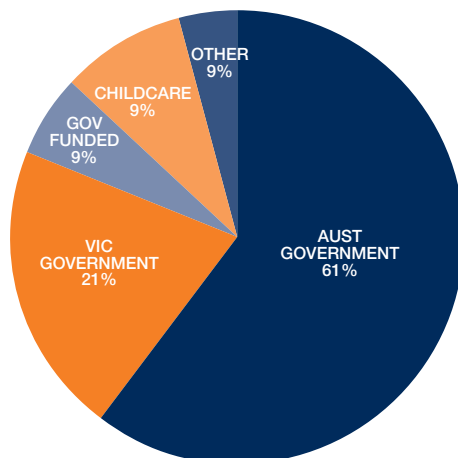
Investors seeking regular and stable income with tax benefits and the potential for capital growth such as self-managed superannuation funds, private investors and retirees.

What else should I know?

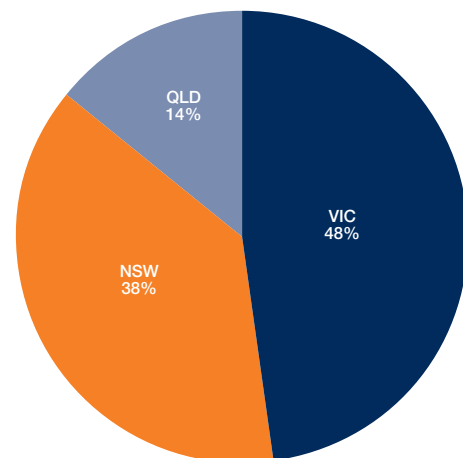
Minimum investment \$10,000 with units at an application price of \$1 per unit.

The Offer will close on the 31 December 2018 which can be changed without notice.

GOVERNMENT VS NON GOVERNMENT TENANTS



GEOGRAPHICAL DIVERSIFICATION BY STATE



TO REQUEST A COPY OF THE PDS
OR IF YOU HAVE ANY QUESTIONS PLEASE CONTACT US

EMAIL: INVEST@MPGFM.COM.AU
OR CALL: 1300 668 247